

SCALE= 1:4000

SCALE= 1:600

GROUND FLOOR PLAN WITH SEWERAGE AND DRAINAGE LAYOUT

SCALE= 1:100

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22.477903 N	88.402914 E	4.4 MT.

CALCULATION AS PER OFFICE CIRCULAR NO. 13 OF 2022-23 DTD. 07 / 12 / 2022:

HEIGHT OF THE BUILDING = 155.4 METER (PERMISSIBLE TOP LEVEL AS PER CCZM) - 4.40 METER (SITE ELEVATION FROM AMSL) - 18 METER (HEIGHT UPTO TOP OF THE ROOF STRUCTURE WHICH INCLUDE SHR, LMR, ANTENNA ETC) = 133 METER

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WITCH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PAR LAW. THE SITE DOES NOT FALL WITHIN RED ZONE OF CCZM(AAI).

M/S N.S. CONSTRUCTION
PARTNERS- SMT. SUCHISMITA
MUKHERJEE , SRI NILOY PROKASH
GANGOLI & SRI GOUTAM DEY
AS CONSTITUTED ATTOTNEY OF
SRI. SUSANTA MALLICK,
SRI. NILOY PROKASH GANGOLI &
SMT. SUCHISMITA MUKHERJEE.

AR. DEBRANJAN CHANDAN
RGN. NO:CA/2003/31582

NAME OF APPLICANT

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
DOOR MKD.	WIDTH	HEIGHT	WINDOW MKD.	WIDTH	HEIGHT
D0	1200	2100	W1	1800	1350
D1	1100	2100	W2	1500	1350
D2	1000	2100	W3	1200	1350
D3	900	2100	W4	1000	1350
D4	750	2100	W5	650	650

SPECIFICATIONS

1. SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 2016
2. GRADE OF STEEL Fe500 & GRADE OF CONCRETE M20.
3. 200TH, & 125TH, 75TH BRICK WORK WILL BE MADE OF CLASS B AND C BRICK IN RATIO 1:5 & 1:4 RESPECTIVELY.
4. 25TH D.P.C. (1:2:4) WITH WATER PROOFING COMPOUND.
5. PLAIN CEMENT CONCRETE (1:3:6).
6. PLASTERING WITH CEMENT SAND MORTAR (1:5) FOR BRICK WORKS.
7. PLASTERING WITH CEMENT SAND MORTAR (1:4) FOR R.C. WORKS.
8. 75MM THICK SCREED CONCRETE FOR FLOORS OF TREATMENT.
9. 150MM THICK WALL ARE 150TH, R.C. WALL.
10. ALL FLOORS ARE TILE/MARBLE FLOORING.

STATEMENT OF PLAN CASE NO.:-

PART-A:

1. a) ASSESSEE NO. 31-109-08-6821-8.
b) NAME OF THE OWNER/S :
SRI. SUSANTA MALLICK SRI. NILOY PROKASH GANGOLI SMT. SUCHISMITA MUKHERJEE
c) NAME OF CONSTITUTED POWER OF ATTORNEY :-
M/S N.S. CONSTRUCTION -PARTNERS- SMT. SUCHISMITA MUKHERJEE , SRI. NILOY
PROKASH GANGOLI, & SRI. GOUTAM DEY.
d) BLLRO MUTATION :- CLASSIFICATION-"SHALI"- 1630025/COPY NO-14043, 14034& 14038
DATE:- 22/11/2024

- 1.) K.M.C. MUTATION - 01/09/11-JAN-24/25/16 DL 11.01.2024
- a.) **DETAIL OF REGISTERED DEED**
BOOK NO : 1 VOL. NO : 1609/23 PAGE NO : 5374/20 TO 5374/20 DATED : 18/12/2023
BEING NO : 1603/19566 PLACE : D.S.R.-III SOUTH 24- PARAGANAS
- b.) **DETAIL OF REGISTERED DEVELOPMENT POWER OF ATTORNEY.**
BOOK NO : 1 VOL. NO : 1604-2024 PAGE NO : 3562/24 TO 3562/24 DATED : 02/12/2024
BEING NO : 1604/12445 FOR THE YEAR 2024 PLACE : D.S.R.-IV SOUTH 24- PARAGANAS
- a.) **AREA OF LAND** : 322.220 SQ.M. (04K - 13CH - 3.76 SQ.FT.)
b.) **NO OF STOREY** : G+III
c.) **NO OF TENEMENTS** : 6 NOS.
- A.) SIZE OF TENEMENTS**
a.) **BELOW 50 SQ.M.** : NIL
b.) **50 SQ.M TO 75 Sqm.....** NIL
c.) **75 SQ.M TO 100 Sqm.....** NIL

PART-B:

1. AREA OF LAND:- AS PER TITLE DEED(04K - 13CH - 3.376 SQ.FT.)= 322.220 SQ.M.
AS PER SITE (04K - 13CH - 3.376 SQ.FT.) = 322.220 SQ.M.
2. NET LAND AREA= 322.220 SQM.
3. (i) PERMISSIBLE GROUND COVERAGE (55.926 %) = 180.205 SQ.M.
(ii) PROPOSED GROUND COVERAGE (55.425 %) = 178.590 SQ.M.
4. PROPOSED HEIGHT= 12.5 M.

5A. PROPOSED AREA (AREA STATEMENT):-

		CUTOUT		TOTAL EXEMPTED AREA			
FLOOR	TOTAL COVERED AREA (SQM)	STAIR DUCT	LIFT WELL	NET COVERED AREA (SQM)	STAIR	LIFT LOBBY	NET FLOOR AREA (SQM)
GR FLOOR	150.430 SQM	NIL	NIL	150.430 SQM	12.690 SQM	2.876 SQM	134.864 SQM
1ST FLOOR	178.590 SQM	0.438 SQM	2.228 SQM	175.924 SQM	12.690 SQM	2.692 SQM	160.542 SQM
2ND FLOOR	178.590 SQM	0.438 SQM	2.228 SQM	175.924 SQM	12.690 SQM	2.692 SQM	160.542 SQM
3RD FLOOR	178.590 SQM	0.438 SQM	2.228 SQM	175.924 SQM	12.690 SQM	2.692 SQM	160.542 SQM
TOTAL	686.200 SQM	1.314 SQM	6.684 SQM	678.202 SQM	50.760 SQM	10.952 SQM	616.490 SQM

5B. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	78.415 SQ.M	15.536 SQ.M	93.951 SQ.M	3	3 NOS.
B	79.837 SQ.M	16.818SQ.M	95.655 SQ.M	3	

- 6A. TOTAL REQUIRED CAR PARKING = 3 NOS.
- 6B. TOTAL PROPOSED COVERED CAR PARKING = 5 NOS.
7. PERMISSIBLE AREA FOR PARKING = 3025×75 SQ.M.
8. PROPOSED AREA OF PARKING = 106,720 SQ.M.
9. PERMISSIBLE F.A.R. = 1.75
10. PROPOSED F.A.R. = $(616.49075) / 322.220 = 1.681 \times 1.75$
11. STAIR HEAD ROOM AREA = 15,951 SQ.M.
12. LIFT MACHINE ROOM AREA = 6,638 SQ.M.
13. TERRACE AREA = 178,590 SQ.M.
14. OVER HEAD TANK AREA = 4,690 SQ.M.
15. AREA OF CUP-BOARD = 10,761 SQ.M.
16. LIFT MACHINE ROOM STAIR AREA = 3,248 SQ.M.
17. ADDITIONAL AREA FOR FEES = 36,598 SQ.M.
18. PROPOSED TREE COVER AREA = 3,300 SQ.M.

CERTIFICATE OF GEOTECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE AND CERTIFIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY
LICENSE NO:G.T.-II/4
NAME OF GEOTECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER N.B.C OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

ANIRUDDHA MUKHERJEE
LICENSE NO:E.S.E.-II/389(K.M.C.)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS
OBTAINED UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO
TIME AND THE SITE CONDITION INCLUDING THE 4.927M WIDE ABUTTING BLACK TOP ROAD
CONFORMS WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE
IS AN EX STRUCT. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY
OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE PLOT IS BEYOND 500M FROM C/L OF
THE E.M. BYPASS.

AR. DEBRANJAN CHANDA
RGN. NO:CA/2003/31582
NAME OF ARCHITECT.

DECLARATION OF APPLICANT.

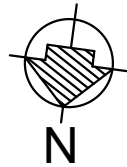
IWE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, IWE SHALL ENGAGE L.B.A. L.B.E DURING CONSTRUCTION, IWE SHALL FOLLOW THE INSTRUCTION OF L.B.A & L.B.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN), K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF S.U.G.W.R WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S BEFORE STARTING OF BUILDING FOUNDATION.THE PLOT HAVE BEE IDENTIFIED BY ME/US AT THE TIME OF JOINT INSPECTION.

M/S N.S. CONSTRUCTION
PARTNERS- SMT. SUCHISMITA
MUKHERJEE , SRI NILOY PROKASH
GANGOLI & SRI GOUTAM DEY
AS CONSTITUTED ATTOTNEY OF
SRI. SUSANTA MALLICK,
SRI. NILOY PROKASH GANGOLI &
SMT. SUCHISMITA MUKHERJEE.
NAME OF APPLICANT/S

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN , SITE PLAN, KEY PLAN
SECTION-AA & BB. FRONT ELEVATION

PROJECT.

PROPOSED G+3 STORIED (HEIGHT 12.5M) RESIDENTIAL BUILDING AT PREMISES NO. 3413, NAYABAD, KOLKATA - 700 094, UNDER K.M.C. WARD NO. 109, BOROUGH NO. XII, MOUZA - NAYABAD, J.L. NO. 25, R.S. DAG NO. 104 (P), R.S. KHATIAN NOS. - 117,119 & 121, P.S.- PANCHASAYAR, U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009



SCALE
1:100,
1:600,1:4000.

B.P.NO.- 2025120090
VALID UPTO- 02-JUN-30

DATED- 03-JUN-25

DIGITAL SIGN. OF ASSISTANT ENGINEER

DIGITAL SIGN. OF EXECUTIVE ENGINEER